



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

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LAND USE ADMINISTRATION

- Application is hereby submitted for: (check one)
- special use permit, new
 - special use permit, plan amendment
 - special use permit, text only amendment

Project Name/Location

Project Name: 2617 W Main St LLC Date: 08/26/2014

Property Address: 2617 W Main St. Tax Map #: W0001160004

Fee: 1800.00 Total area of affected site in acres: _____
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-7

Existing Use: Single Family

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

No. 2001-312-292

Applicant/Contact Person: Nolen Blackwood

Company: Blackwood Development Co.

Mailing Address: 7301 Boulder View Ln

City: North Chesterfield State: VA Zip Code: 23225

Telephone: (804) 517-7941 Fax: (804) 497-5903

Email: nblackwood@blackwooddevelopment.com

Property Owner: Alan delForn

If Business Entity, name and title of authorized signee: _____

Mailing Address: 7220 Chippenham Rd.

City: Richmond State: VA Zip Code: 23235

Telephone: (804) 357-2063 Fax: ()

Email: ADELFORN@Gmail.com

Property Owner Signature: _____

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report

Name of Project:

Infill Housing - 2617 W Main St.
Richmond, VA 23220
W0001160004

Developer:

Blackwood Development Co.

Proposed Use:

Residential, two duplexes, attached, on two lots

Prepared by:

Johannas Design Group

The applicant, 2617 W Main St LLC, has submitted a Special Use Application to develop two duplexes. The intent is to divide the single lot at 2617 West Main Street into two equal lots and build a pair of attached duplexes.

2617 West Main Street is in an R-7 one and two family zoning district. The adjacent property to the east of 2617 is in an Urban Business district and the current use is a restaurant/bar. The property to the east is a single family home.

The pattern of uses on the 2600 block range from one and two family dwellings in the R-7 zoning area to commercial uses at the corner Urban Business zoning areas. Immediately around the corner on South Mulberry Street, there are additional smaller single family homes. Across the alley to the south of the property is B-6 mixed use zoning.

The property is adjacent to bus routes that connect downtown, Carytown, and Maymont and Byrd Parks.

Currently the property is derelict with a deteriorated house on the lot. City records show that the current structure at 2617 West Main Street was built in 1915. The property has been vacant for several years.

The special use approval would authorize the demolition of the blighted property, the subdivision of the lot into two legal parcels, and the right to build two duplexes per the submitted plans.

The City of Richmond Master Plan identifies the West Main Street Corridor plan and notes this area as a mix of Residential, Commercial, and Vacant properties. Guiding Land Use Principles state, "infill development of like density, scale and use is appropriate."

Existing Conditions

The property is located on the south side of West Main Street in between South Robinson Street and South Mulberry Street is in the Uptown Association District and the Fan District.

The property is unique for two reasons.

1. It sits between the most intense use in the district to the west and the least intense use to the east. At the west side of the property is a successful, restaurant/bar with late hours of operation and potentially early hours of operation. To the east of the property is a single family home. This situation makes this a **transitional location**.
2. The other aspect of this property is that the existing house is one of the most deteriorated buildings in the district.

The lot size is 7,190 square feet. The existing blighted structure has a 1,283 square foot footprint and is two stories with a total of 2,566 square feet and a 320 square foot basement. A wood fence currently is in place between the structure and the adjacent parcel to the east, 2615 W Main St. The adjacent property to the west, 2619 to 2623 W Main St., is currently occupied by **Social52 kitchen & craft bar** and is zoned Urban Business. It is 4,706 square feet which is comprised of 1,800 square feet of a detached garage and 2,906 square feet of restaurant space. Along with the garage there is patron parking in the rear. The hours are:

Monday...4:00pm - 12:00am
Tuesday...4:00pm - 2:00am
Wednesday...4:00pm - 2:00am
Thursday...4:00pm - 2:00am
Friday...4:00pm - 2:00am
Saturday...10:00am - 2:00am
Sunday...10:00am - 12:00am

The restaurant typically features a line of patrons waiting for admittance beginning at the front door and lining up to the east. It is not atypical to have patrons waiting in front of the structure at 2617 W Main St. Thursday to Saturday nights.

Immediately adjacent to the Social 52 is the Bamboo Café at the corner of South Mulberry and West Cary St. The hours are:

Monday...11:00 am - 2:00 am
Tuesday...11:00 am - 2:00 am
Wednesday...11:00 am - 2:00 am
Thursday...11:00 am - 2:00 am
Friday...11:00 am - 2:00 am
Saturday...11:00 am - 2:00 am
Sunday...11:00 am - 2:00 am

The property to the east, 2615 W Main St., is a single family home owned by Alison & Jerzy Gryzwinski. The property was built in 2010 and is zoned R-7.

17 S Mulberry St. is across the alley to the south and is leased by ANK Granite LLC. The property is zoned B-6, is 6,973.2 square foot lot, was built in 1948, and has a building area of 5,607 square feet.

Proposed Use:

The existing project lot is 40 feet wide by 179.75 feet deep, with a total area of 7,180 square feet. The applicant plans to subdivide the single lot into two equal lots, each 20 feet x 179.75 feet, or 3,590 square feet each.

There is an existing, deteriorating, wood frame, house on the lot. The applicant proposes removing the existing blighted building and constructing two (2), two family houses (duplexes) - one duplex per lot.

The new duplexes will be attached. Each duplex will be divided front to rear, with a fire separation wall between units. The front units will be two stories plus a third floor, dormered bedroom and a small, roof deck. The rear units will have two stories and a rear deck at grade. The front units will have three bedrooms and the rear units will have two bedrooms. The areas of the units are 1,730 square feet and 1,320 square feet, respectively. Each building footprint will be 1,300 square feet plus porches and decks.

Parking will be provided at the rear. Lot will have two parking spaces directly off the alley plus two captive spaces. This will give each unit a total of two parking spaces.

Lot sizes on this side of Main Street, north of the alley, between South Mulberry St. and South Robinson Street which are in the R-7 zoning district are noted below:

On South Mulberry there are six lots at 1,056 square feet in area, plus one vacant lot at 1,975 square feet. On West Main Street there are four lots at 3,250 square feet, one lot at 3,540 square feet and one lot at 4,493.5 feet.

The proposed two lots are 3,590 square feet.

Lease Agreement Acknowledgement:

Because of the location of the property and its proximity to the adjacent bars, the owner is offering to provide a provision in his lease which will inform his tenants that the adjacent business uses include a restaurant and bar. The applicant shall acknowledge the paragraph noted below in the leases for these properties.

Any lease signed in the future shall include the following language:

Lessee acknowledges that there could be substantial noise due to the properties proximity to a known restaurant and bar that is routinely open until 2:00 AM. Lessee acknowledges that it is not the responsibility of the property nor the City of Richmond to address this noise.

Findings of Fact:

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard to the approval of Special Use Permits by City Council. The proposed **Special Use Permit will not**:

- Be detrimental to the safety, health, morals and general welfare of the community involved.
 - The residential uses are compatible with the zoning and will not be detrimental to the safety, health, morals and general welfare of the community.
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - This project is a low impact project that will not tend to create congestion in streets, roads, alleys or other public ways and places.
- Create hazards from fire, panic or other dangers.
 - All work will be done in accordance with all local, state and national codes and regulations and will not create hazards from fire, panic, or other dangers.
- Tend to overcrowding of land and cause an undue concentration of population.
 - The density of proposed duplexes is compatible with the master plan and will not cause overcrowding.
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
 - There will be no adverse effect on public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
- Interfere with adequate light and air.
 - This project will meet the front yard and side
 - yard setbacks and will not interfere with adequate light and air.